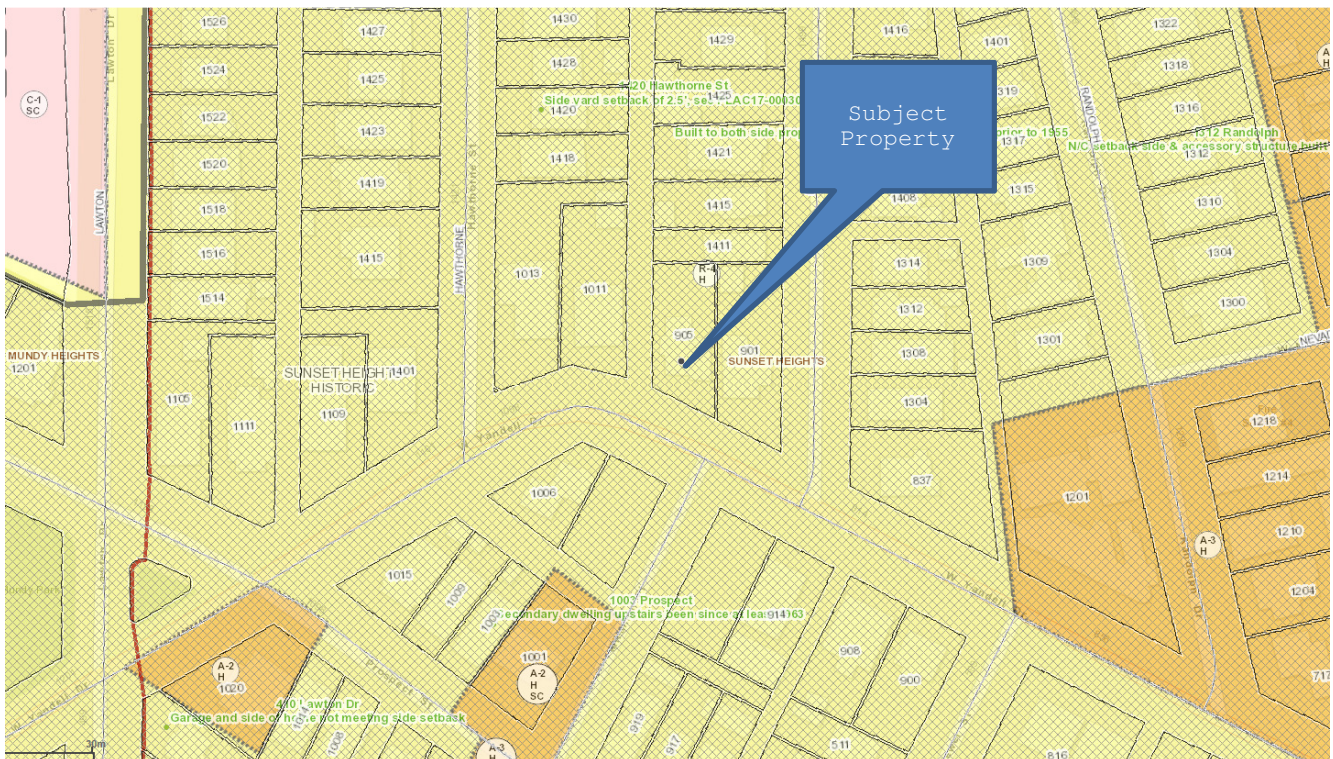




PHAP18-00007

Date: March 19, 2018
Application Type: Certificate of Appropriateness
Property Owner: Eric Albarca
Representative: Carlos Lievanos
Legal Description: 18 Sunset Heights w. 1/2 of 1 to 5 (7788 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 905 W. Yandell Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1923
Historic Status: Landmark
Request: Certificate of Appropriateness for the relocation of a retaining wall, removal of a portico, alteration of garage wall to accommodate a door and window, construction of a new wall and gate, construction of a new patio, painting of the building, construction of new parking spaces, and landscaping
Application Filed: 3/9/2018
45 Day Expiration: 4/16/2018

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the relocation of a retaining wall, removal of a portico, alteration of garage wall to accommodate a door and window, construction of a new wall and gate, construction of a new patio, painting of the building, construction of new parking spaces, and landscaping

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Where additional parking is necessary it should be located to the rear of the property as well.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.*
- *Select appropriate materials for new driveways including concrete tracks (narrow strips) and brick. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb cuts to the minimum width possible.*
- *New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale.*
- *Introduce new retaining walls constructed of brick, stone, or stucco covered concrete in a design consistent with the property and the neighborhood. It is not appropriate to construct retaining walls of inappropriate materials such as landscape timbers, railroad ties, or concrete blocks where visible from the street.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *Retaining walls facing the street should be constructed according to the original design and materials.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance.*
- *When repair is not feasible, door and window products will be reviewed on an*

*individual basis using the following criteria: a. Architectural and historical compatibility
b. Comparison to original profile c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

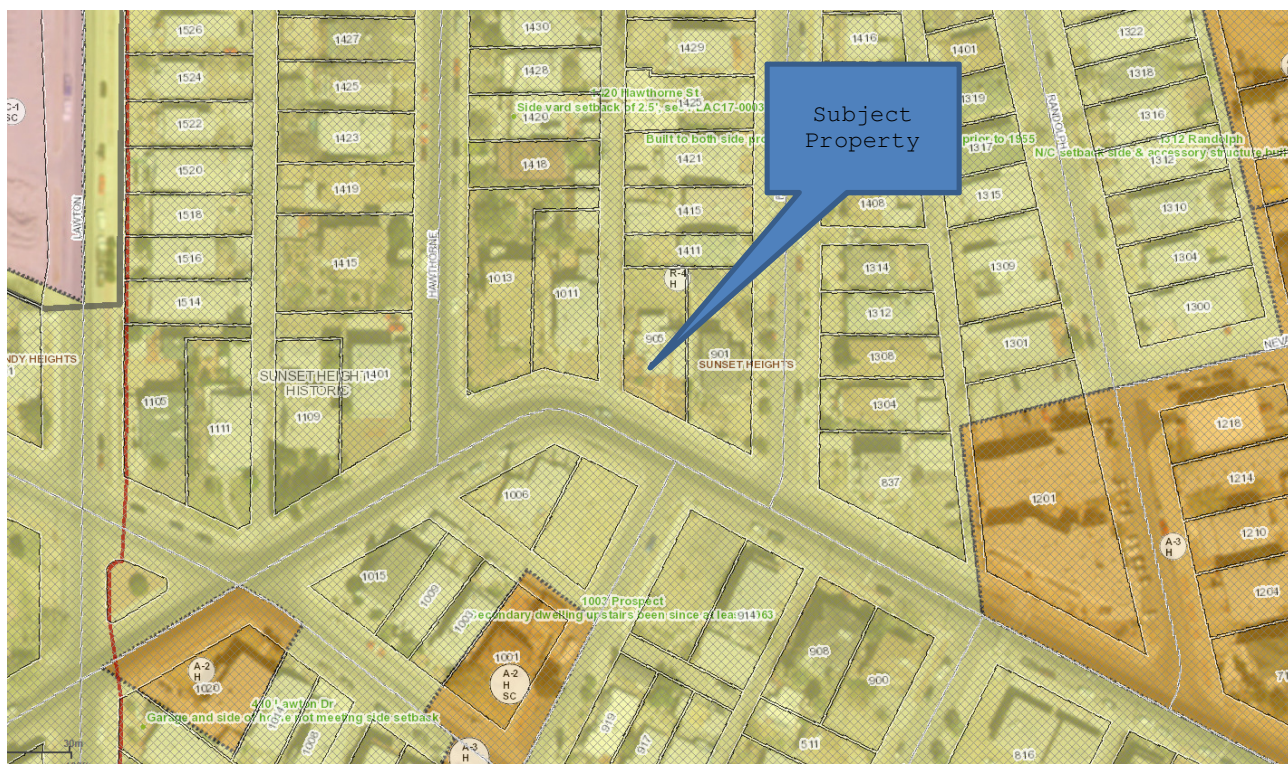
- *High pressure washes are not recommended because porous masonry units and mortar may be damaged or washed away. Sandblasting is NEVER recommended as it will permanently damage the masonry. When mortar deteriorates re-pointing or replacing the mortar may be required. Follow the Secretary of the Interior's Standards for Rehabilitation when cleaning or repairing masonry.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Previously painted surfaces that were painted prior to designation or with a permit may remain painted.*
- *When repainting, select paint colors that are compatible with the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style.*
- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *Select appropriate materials for patios, including wood, concrete, brick and stone to match the original.*
- *Design and construct decks so that they may be removed in the future without damage to the historic structure.*
- *When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. The remaining 50% must be covered with trees and living plants that provide ground cover.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The modification is that a detailed landscaping plan be submitted before permits are approved and that the landscaping in the front yard conform to the guidelines.

AERIAL MAP



Consulted: 2018 | Law & Ethics